

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

102/11 STAWELL STREET NORTH MELBOURNE VIC 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$360,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

212/9 DRYBURGH STREET WEST MELBOURNE VIC 3003	\$425,000	09-Jan-26
102/704 VICTORIA STREET NORTH MELBOURNE VIC 3051	\$390,000	18-Nov-25
204/704 VICTORIA STREET NORTH MELBOURNE VIC 3051	\$380,000	02-Sep-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 02 February 2026

Team 477

M 0456429499

E hanns.yeh@melcorp.com.au



**212/9 DRYBURGH STREET WEST
MELBOURNE VIC 3003**

Sold Price

^{RS}

\$425,000

Sold Date

09-Jan-26

 1  1  1

Distance

0.34km



**102/704 VICTORIA STREET NORTH
MELBOURNE VIC 3051**

Sold Price

\$390,000

Sold Date

18-Nov-25

 1  1  1

Distance

0.06km



**204/704 VICTORIA STREET
NORTH MELBOURNE VIC 3051**

Sold Price

\$380,000

Sold Date

02-Sep-25

 1  1  1

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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